



**PLANNING & ZONING REPORT**  
**Liquor and Tobacco Advisory Board Meeting of April 21, 2026**

**File #026-LTAB-002**

**APPLICANT:** Aland S. Augustin / Mama's Food & Fuel, LLC dba Mama's Food & Fuel

**LOCATION:** 818 South 6<sup>th</sup> St.

**REQUESTED ACTION:** The sale of tobacco products and the sale of package liquor in conjunction with a gas station and convenience store in a C-3, General Commercial Zoning District.

**EXISTING USE:** Gas Station and convenience store

**PROPOSED USE:** Gas Station and convenience store

**DIMENSIONS:** See attached Exhibit D.

**ADJACENT ZONING AND LAND USES:**

NORTH:	C-3;	Keith Creek, outside storage, Roofing business
EAST:	I-1;	Vacant land, Convenience Store
SOUTH:	R-2;	Single-family & Two family residences
WEST:	R-1, R-3;	Vacant land, Single-family & Two family residences

**YEAR 2040 PLAN:** C Commercial Retail

**HISTORY:** **File #020-LTAB-097:** The sale of Tobacco Products and package liquor in conjunction with a gas station and convenience store in a C-3, General Commercial Zoning District was approved on January 6, 2021 for the subject property.

**File #018-LTAB-044:** The sale of packaged liquor in conjunction with a gas station and convenience store and the sale of tobacco products in conjunction with a gas station and convenience store in a C-3, General Commercial Zoning District was approved February 11, 2019 for the subject property.

**File #017-LTAB-045:** The sale of tobacco products in conjunction with a gas station and convenience store in a C-3, General Commercial Zoning District was approved on December 19, 2017 for the subject property.

**File#013-LTAB-010:** The sale of tobacco products with a gas station and convenience store in a C-3, General Commercial Zoning District was approved on June 26, 2013 for the subject property.

**File#011-LAB-014:** The sale of package liquor in conjunction with a gas station in a C-3, General Commercial Zoning District was denied on September 6, 2011 for the subject property.

**File #106-94:** Modification of Special Use Permit #100-87 to allow the sale of liquor in a C-3, General Commercial District was approved on October 31, 1994 for the subject property.

**File #100-87:** A requested Special Use Permit for gasoline station and convenience store and a Variation to reduce the required front yard setback along 6<sup>th</sup> Street from 20 feet to zero feet in a CC Zoning District was granted January 4, 1988 for subject property. This allowed the existing Stop-N-Go to be established subject to the installation of landscaping according to code.

**File #066-86:** A requested Zoning Map Amendment from IL to CC with Variations to reduce front yard setbacks from 20 feet to zero feet along 6<sup>th</sup> and 7<sup>th</sup> Street and 8<sup>th</sup> Avenue was granted August 18, 1986 for the subject property. This development was never built; however, a new request was approved in 1988 to allow the existing Stop-N-Go located on the subject property.

**REVIEW COMMENTS:** The Applicant is requesting the sale of tobacco products in conjunction with a gas station and convenience store and the sale of packaged liquor in conjunction with a gas station and convenience store in a C-3, General Commercial Zoning District. The subject property is located on the northeast corner of 6<sup>th</sup> Street and 8<sup>th</sup> Avenue. See Exhibit C.

The Applicant is leasing the property until January 2036. The last approval through the Liquor and Tobacco Advisory Board was back in 2021 where liquor and tobacco licenses were approved. However, since the Applicant is the new business owner, new tobacco and liquor licenses must be reviewed by the Liquor and Tobacco Advisory Board.

As part of the review, it is required by the Applicant to submit a completed retailer's license application to sell tobacco products, liquor license application and a business plan. Additional items are presented for the use approval regarding the site and intended business.

Exhibit D is the map identifying businesses with a liquor license. The yellow dots identify the sale of beer and wine by the drink. The green dot is for a full liquor license for the sale of liquor by the drink. The red dot is for packaged liquor sales. The large star is the subject property.

Exhibit E is the site plan showing the layout of the property. The building is approximately 2,400 square feet which would require a total of 10 parking spaces. The plan shows six (6) parking spaces. There are two (2) gas pumps under the canopy.

Exhibit F is the interior floor plan. The plan shows 18 doors for coolers, four (4) shelves, office, and a bathroom. The plan does not indicate where tobacco or liquor will be located. Additionally, the plan shows a bar and this request was not for liquor by the drink.

Exhibit G is the interior floor plan with a front elevation. The elevation is from the north looking south. This shows how the rear of the building faces the south side of the property.

The Applicant further indicates how the business will operate as shown in Exhibit H. The items that would be sold are gas, food and tobacco. The Applicant indicated that the future there will be gaming for customers. The property was denied in the past for gaming at this location. The sales ratio would be 35 % alcohol sales and 65% food and beverage. The hours of operation would be seven days a week 5:00 a.m. to 2:00 a.m. These hours would need to meet the liquor code on Sunday. The sale of liquor is not permitted until 6:00 a.m. Monday through Saturday and 9:00 a.m. on Sunday. Additionally, staff would not support selling package liquor until 2:00 a.m. The last business was permitted to sell package liquor until midnight. The business will have high-definition security cameras. They will monitor both the indoor and outdoor areas. There will be a total of 16 cameras. There will not be additional security personnel.

The last several times that the subject property was up for review of the tobacco and liquor licenses, the property owner made improvements to the property such as maintaining the landscaping and providing the dumpster enclosure. However, there are still some items that need to be addressed that were conditions of approval. The building must be operating in compliance with all building codes. This includes the exterior appearance of the building and canopy /gas pumps. The landscape units are missing throughout the frontage landscaping area along 6<sup>th</sup> Street and must be replaced.

Exhibit H is the service calls the last two years. There were a total of 67 calls for service to 818 South 6<sup>th</sup> Street. The reported offenses range from disorderly to deceptive practice/fraud.

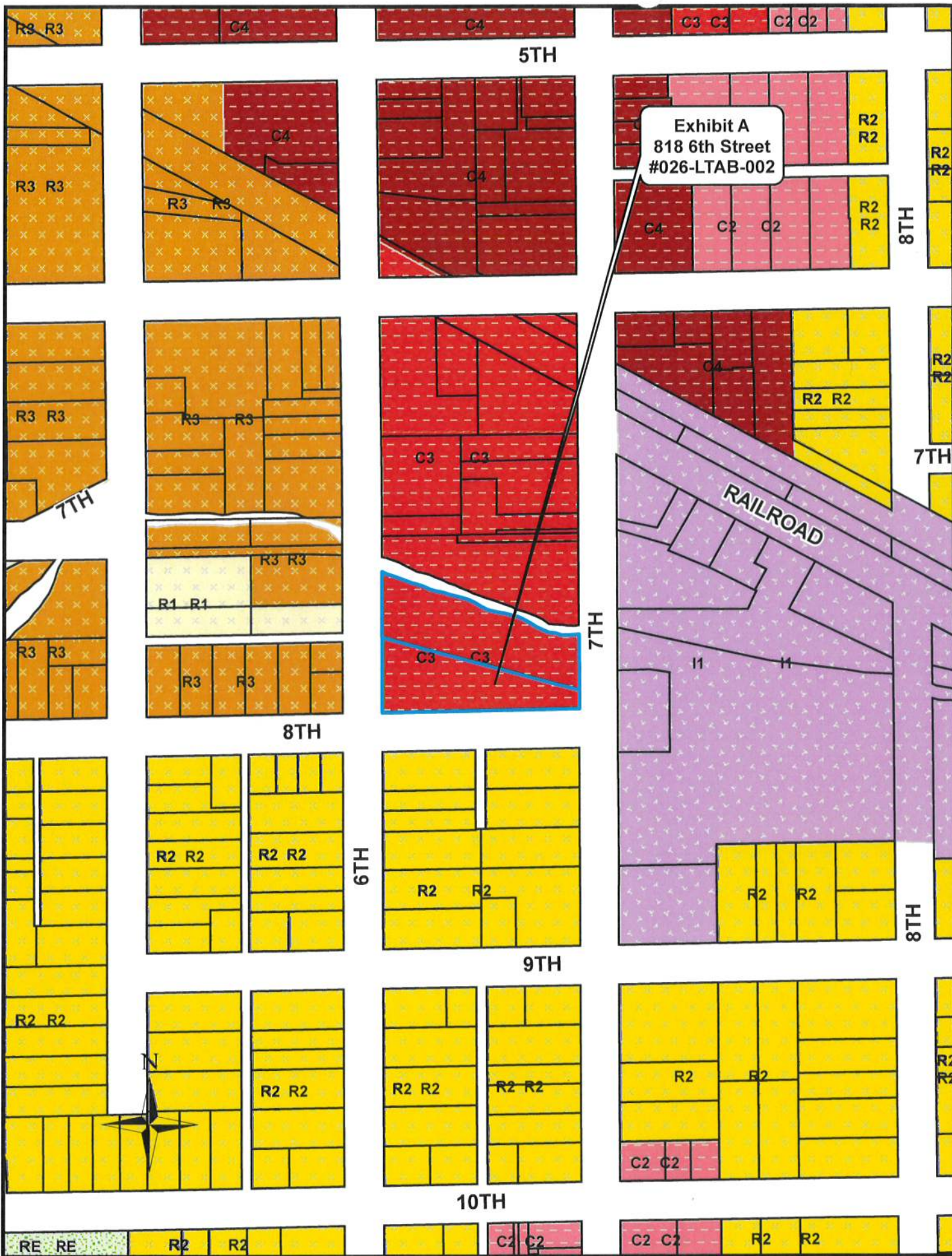
Staff feels that the tobacco and packaged liquor request is consistent with other similar establishments. However, Staff feels the hours of operation should be limited. The Liquor and Tobacco Advisory Board should consider limiting the hours of operation. Therefore, Staff supports this request subject to conditions.

**RECOMMENDATION:** Staff recommends APPROVAL of the sale of tobacco products in conjunction with a gas station and convenience store and APPROVAL of the sale of packaged liquor in conjunction with a gas station and convenience store in a C-3, General Commercial Zoning District with the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor and Tobacco Codes.
3. Window display signage is limited to 20% of window area.
4. The windows shall not be covered with bars or other devices that block the windows.
5. Submittal of a revised interior floor plan showing the location for alcohol and tobacco sales.
6. The sale of packaged liquor and tobacco products shall be limited to the submitted revised interior floor plan.

7. There shall be no single serving sales of beer or wine in volumes of 16 oz. or less.
8. The sale of water pipes and “huka” or “hookah” pipes are prohibited.
9. The sale of rose tubes, airplane-sized bottles (50 ml (1.7 ounces) or less) and any other products that can be deemed to be easily manufactured into drug paraphernalia is prohibited
10. The proposed use is prohibited from having a bar or liquor by the drink.
11. Submittal of a landscape plan including plantings along 6<sup>th</sup> Street.
12. The hours of liquor sales shall be limited to 9:00 a.m. to midnight (12:00 A.M.), Monday through Sunday.
13. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
14. All outstanding general ordinances fines must be paid prior to issuance of the license.
15. All conditions must be met prior to issuance of license and establishment of use.

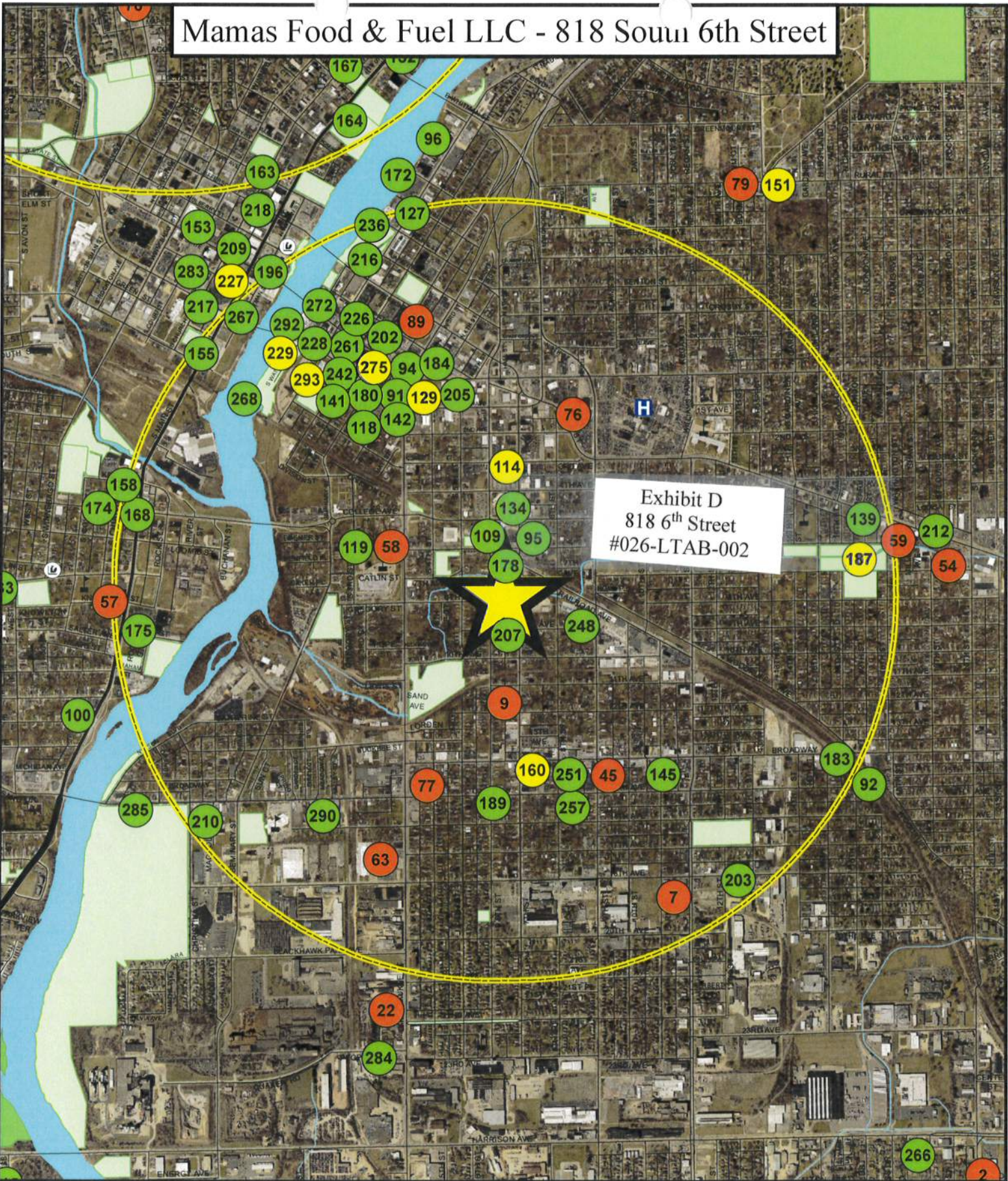
SC: BM  
03/06/2026







# Mamas Food & Fuel LLC - 818 South 6th Street

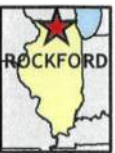


- Key**
- College/University
  - School (K-12)
  - City/Village Hall
  - Parks
  - Forest Preserves
  - Sale by the Drink (Beer and Wine)
  - Sale by the Drink (Full Liquor)
  - Package Liquor Sales

## CITY OF ROCKFORD, ILLINOIS

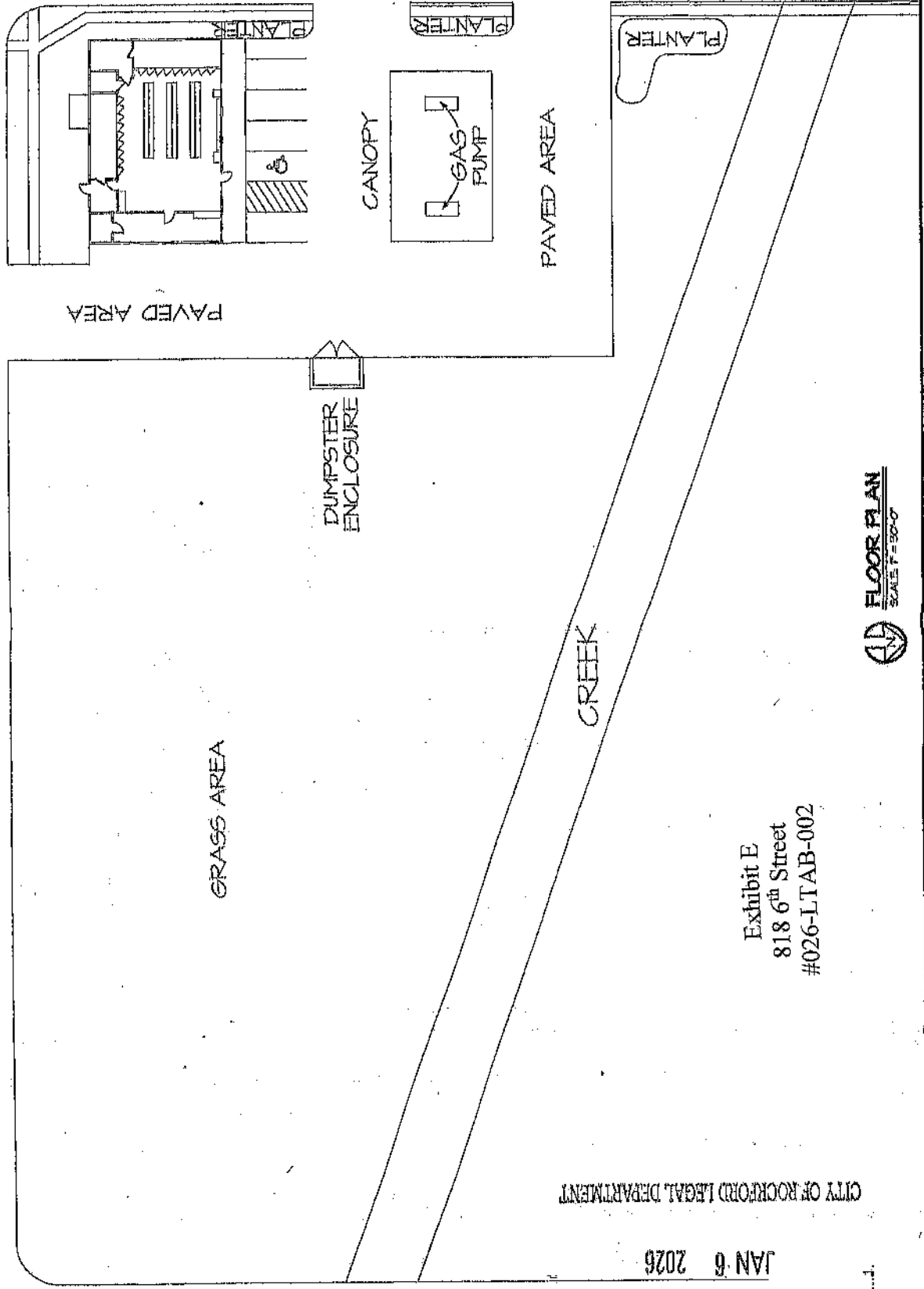
LIQUOR LICENSE LOCATIONS-2025

2026



8th AVE.

6th ST.



PAVED AREA

CANOPY

GAS PUMP

PAVED AREA

DUMPSTER ENCLOSURE

GRASS AREA

CREEK



Exhibit E  
 818 6th Street  
 #026-LTAB-002

CITY OF ROCKFORD LEGAL DEPARTMENT

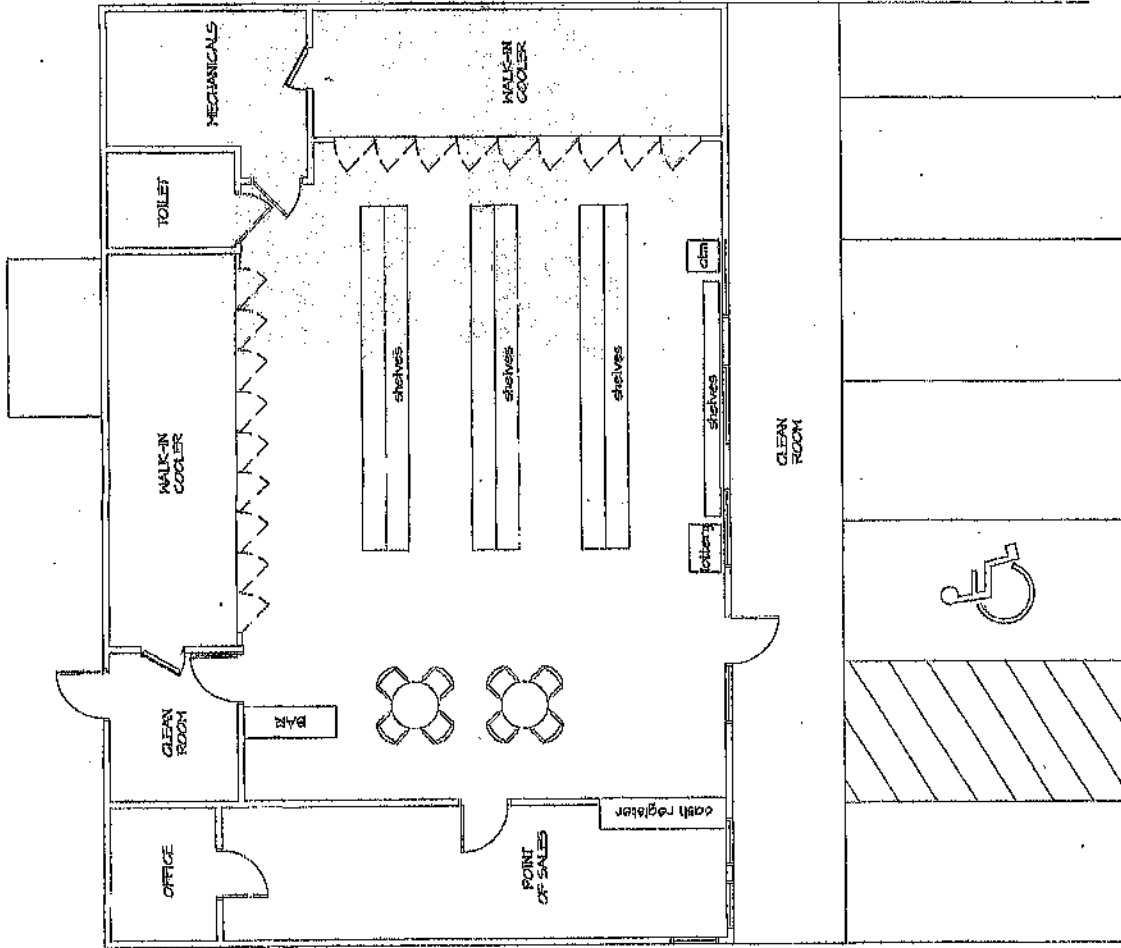
JAN 6 2026

RECEIVED

7th ST.

JAN 6 2026

RECEIVED



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

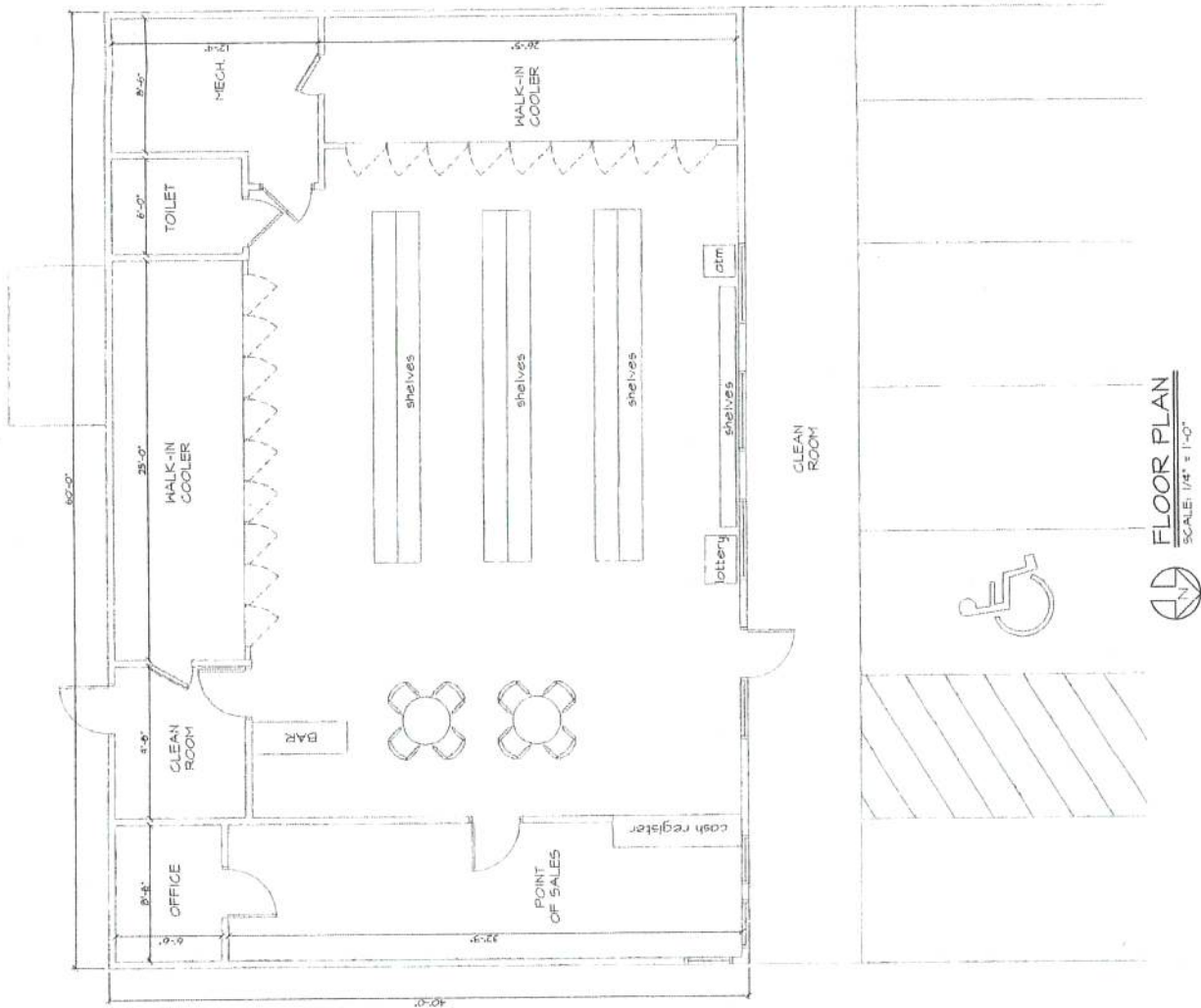
Exhibit F  
818 6<sup>th</sup> Street  
#026-LTAB-002

RECEIVED  
JAN 6 2026

Exhibit G  
818 6<sup>th</sup> Street  
#026-LTAB-002



FRONT ELEVATION  
SCALE: N.T.S.



FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**MAMAS FOOD & FUEL LLC**  
**818 S 6<sup>TH</sup> STREET, ROCKFORD IL – 61104**

Exhibit H  
818 6<sup>th</sup> Street  
#026-LTAB-002

Ph – 815-549-0545

### Gas Station Business Plan

- **Executive Summary:** Highlights goals, mission, and financial forecasts.
- **Company Overview & Structure:** Details ownership (Mamas food & Fuel LLC), location,(818 S 6<sup>th</sup> street Rockford IL-61104) and the corporation was registered on Sep 17<sup>th</sup> 2025.
- **Hours of Operation :** 5am – 2am
- **Days of Operation :** 7 days
- **Purposed Entertainment :** Illinois Lottery available for customers to entertain. According to City of Rockford / Council requirements, in future we are happy to provide gaming for our customers to make them less stress and a choice to earn another extra income for our neighbours & customers.
- **Purposed Menu :** Packed food and beverage( Chips , Soda , Candy, Donuts, Sandwiches, Household items , jewelry , Cigarettes , Beer, Liquor & Gasoline)
- **Anticipated Ratio :** Grocery 65% Include food ,beverage , 35 % Alcohol sales
- **Market & Competitive Analysis:** Researches local demographics, traffic patterns, and competitors to define target customers.
- **Operations Plan:** Outlines daily procedures, staffing, inventory management (fuel/store items), and supplier partnerships.
- **Marketing Strategy:** Focuses on loyalty programs, competitive pricing, and signage to drive traffic.
- **Financial Plan:** Includes startup costs (land, construction, permits), operating expenses, cash flow projections, and funding requirements.

### Security and Safety Plan

- **Surveillance Systems:** High-definition cameras covering fuel pumps, entrance/exit, cash register, and parking areas.
- **Lighting and Visibility:** Bright, 24/7 exterior lighting to deter crime.

- **Cash Management:** Secure, limited access to cash, regular drops, and drop safes.
- **Staff Training:** Procedures for handling robbery, identifying suspicious behavior, and emergency situations.
- **Regulatory Compliance:** Environmental compliance for underground tanks (spill prevention) and safety protocols.

**For :** Mamas Food & Fuel LLC

**President :** Aland S Augustin

**Email :** [alandshibin@gmail.com](mailto:alandshibin@gmail.com)

**mamasfoodandfuel@gmail.com**

818 6TH STREET

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
01/25/2026 02:52:02 PM	26-017483	DISORDERLY	ADV - ADVISED	818 S 6th St	Rockford
01/17/2026 08:09:55 PM	26-012387	STRONG ARM ROBBERY JUST/OCC	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	818 S 6th St	Rockford
01/07/2026 01:30:51 PM	26-004605	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB_ERROR / 0001 - FALSE ALARM - SUB_ERROR	818 S 6th St	Rockford
01/01/2026 06:16:30 PM	26-000570	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	818 S 6th St	Rockford
12/22/2025 09:44:40 AM	25-275970	TRAFFIC STOP	NRPT - NO REPORT	818 S 6TH ST	Rockford
12/17/2025 09:42:59 PM	25-272993	DOMESTIC	RPT - REPORT	818 S 6TH ST	Rockford
12/17/2025 09:42:37 PM	25-272992	MED ASSIST - OVERDOSE	DUP - DUPLICATE	818 S 6TH ST	Rockford
12/01/2025 11:57:11 PM	25-261715	UNKNOWN PROBLEM	NRPT - NO REPORT / NRPT - NO REPORT	818 S 6th St	Rockford
11/15/2025 11:59:01 PM	25-250129	UNKNOWN PROBLEM	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	818 S 6th St	Rockford
10/31/2025 10:30:53 PM	25-238796	DISORDERLY	RPT - REPORT / RPT - REPORT	818 S 6th St	Rockford
10/31/2025 08:15:30 PM	25-238724	UNKNOWN PROBLEM	NRPT - NO REPORT / NRPT - NO REPORT	818 S 6th St	Rockford
10/03/2025 09:51:16 PM	25-217425	911 DUPLICATE CALL	DUP - DUPLICATE	818 S 6th St	Rockford
10/03/2025 08:58:57 PM	25-217368	ARMED ROBBERY JUST OCCURRED	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	818 S 6TH ST	Rockford
09/28/2025 12:51:59 PM	25-212758	RK-THEFT	NRPT - NO REPORT	818 S 6th St	Rockford
09/26/2025 11:50:48 AM	25-211075	SERVICE OTHER AGENCY FIRE	NRPT - NO REPORT / NRPT - NO REPORT	818 S 6th St	Rockford
09/22/2025 08:22:13 AM	25-207478	CRU	RPT - REPORT	818 S 6th St	Rockford
09/12/2025 08:32:54 AM	25-199344	WELFARE CHECK	911 CLOSE W/O SEND TO PENDING	818 S 6th St	Rockford
09/04/2025 09:45:39 AM	25-192958	RK-THEFT	RPT - REPORT	818 S 6th St	Rockford
09/02/2025 07:52:14 PM	25-191816	911 DUPLICATE CALL	DUP - DUPLICATE	818 S 6th St	Rockford
09/02/2025 07:33:53 PM	25-191800	SHOTS FIRED	RPT - REPORT	818 S 6TH ST	Rockford

09/02/2025 02:38:25 PM	25-191566	911 DUPLICATE CALL	911 CLOSE W/O SEND TO PENDING	818 S 6th St	Rockford
09/01/2025 10:13:53 AM	25-190530	CRU	RPT - REPORT	818 S 6th St	Rockford
08/21/2025 11:48:29 PM	25-181774	FOLLOW-UP	NRPT - NO REPORT / NRPT - NO REPORT	818 S 6TH ST	Rockford
08/13/2025 12:26:59 PM	25-174294	MISCELLANEOUS ROUTINE	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT	818 S 6TH ST	Rockford
08/06/2025 10:24:08 PM	25-169251	WARRANT SERVICE	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	818 S 6TH ST	Rockford
07/29/2025 10:26:34 AM	25-161985	CRU	RPT - REPORT	818 S 6th St	Rockford
07/25/2025 12:18:56 PM	25-158883	CRU	RPT - REPORT	818 S 6th St	Rockford
07/22/2025 04:31:08 PM	25-156412	CRU	RPT - REPORT	818 S 6th St	Rockford
07/09/2025 11:39:13 PM	25-146171	WARRANT SERVICE	RPT - REPORT	818 S 6TH ST	Rockford
07/05/2025 09:24:24 PM	25-142891	TRAFFIC STOP	ISS - ISSUED	818 S 6TH ST	Rockford
07/03/2025 05:43:19 PM	25-140842	DISORDERLY	RPT - REPORT	818 S 6th St	Rockford
07/02/2025 11:34:54 AM	25-139620	CRU	RPT - REPORT	818 S 6TH ST	Rockford
07/01/2025 07:53:23 PM	25-139191	ACCIDENT PROPERTY DAMAGE	NRPT - NO REPORT / NRPT - NO REPORT	818 S 6th St	Rockford
06/30/2025 09:26:37 PM	25-138503	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	818 S 6th St	Rockford
05/29/2025 09:57:53 PM	25-112690	SUSPICIOUS INCIDENT	RPT - REPORT	818 S 6th St	Rockford
05/26/2025 10:27:46 PM	25-110176	TRAFFIC STOP	RPT - REPORT	818 S 6TH ST	Rockford
05/21/2025 04:50:24 PM	25-105939	FOLLOW-UP	NRPT - NO REPORT	818 S 6TH ST	Rockford
05/17/2025 05:14:43 PM	25-102891	RK-THEFT	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	818 S 6th St	Rockford
05/16/2025 02:25:54 PM	25-101935	TRAFFIC STOP	ISS - ISSUED	818 S 6th St	Rockford
05/11/2025 02:51:25 PM	25-097671	TRAFFIC STOP	RPT - REPORT	818 S 6th St	Rockford
05/09/2025 08:03:19 PM	25-096326	ARMED SUBJECT	RPT - REPORT / RPT - REPORT / RPT - REPORT	818 S 6th St	Rockford
04/24/2025 04:44:49 AM	25-083578	ALARM - BURGLAR	RPT - REPORT	818 S 6th St	Rockford
04/12/2025 02:12:40 AM	25-073734	SUSPICIOUS PERSON	NRPT - NO REPORT / NRPT - NO REPORT	818 S 6th St	Rockford
04/02/2025 08:18:01 AM	25-066203	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR	818 S 6th St	Rockford
01/09/2025 10:01:09 AM	25-005697	DISORDERLY	911 CLOSE W/O SEND TO PENDING	818 S 6th St	Rockford
01/07/2025 11:42:11 AM	25-004213	FOLLOW-UP	NRPT - NO REPORT	818 S 6th St	Rockford

12/30/2024 04:48:19 PM	24-289317	FOLLOW-UP	NRPT - NO REPORT	818 S 6th St	Rockford
12/20/2024 06:42:05 AM	24-282590	PARKING COMPLAINT	ISS - ISSUED	818 S 6th St	Rockford
11/23/2024 04:18:15 PM	24-263541	DISORDERLY	CALLER CANCELLED	818 S 6th St	Rockford
10/31/2024 12:39:52 PM	24-246321	WELFARE CHECK	ADV - ADVISED	818 S 6th St	Rockford
09/26/2024 06:11:35 PM	24-217906	TRAFFIC STOP	NRPT - NO REPORT	818 S 6th St	Rockford
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09/16/2024 06:58:03 PM	24-209439	TRAFFIC STOP	ISS - ISSUED	818 S 6th St	Rockford
09/16/2024 06:17:44 PM	24-209411	DISORDERLY	RPT - REPORT	818 S 6th St	Rockford
08/29/2024 08:06:57 AM	24-193741	DISORDERLY	ADV - ADVISED / ADV - ADVISED	818 S 6th St	Rockford
08/28/2024 09:12:44 PM	24-193460	WELFARE CHECK	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT	818 S 6th St	Rockford
08/12/2024 08:29:25 AM	24-179865	SUSPICIOUS VEHICLE	NRPT - NO REPORT	818 S 6th St	Rockford
07/22/2024 07:57:21 AM	24-162688	THEFT REPORT	RPT - REPORT	818 S 6th St	Rockford
07/15/2024 04:06:23 PM	24-156583	TRAFFIC STOP	NRPT - NO REPORT	818 S 6th St	Rockford
07/11/2024 08:03:31 AM	24-152439	WARRANT SERVICE	RPT - REPORT	818 S 6th St	Rockford
06/18/2024 10:36:23 AM	24-132544	DIRECTED ASSIGNMENT	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT	818 S 6th St	Rockford
05/27/2024 12:15:40 PM	24-114093	DISORDERLY	ADV - ADVISED / ADV - ADVISED	818 S 6th St	Rockford
02/12/2024 01:12:51 AM	24-030656	SHOTSPOTTER NOTIFICATION	UTL - UNABLE TO LOCATE	818 S 6th St	Rockford
01/16/2024 02:31:56 PM	24-010747	CIVIL PROCESS	NRPT - NO REPORT	818 S 6th St	Rockford
01/03/2024 05:31:39 PM	24-001961	DECEPTIVE PRACTICE/FRAUD	RPT - REPORT	818 S 6th St	Rockford